

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

31a Washington Street, Essendon Vic 3040

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,275,000

&

\$2,395,000

#### Median sale price

Median price

\$1,765,000

Property Type

House

Suburb

Essendon

Period - From

15/12/2024

to

14/12/2025

Source

Property Data

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1 2 Crisp St ESSENDON 3040	\$2,325,000	25/10/2025
2 71 Lincoln Rd ESSENDON 3040	\$2,392,500	19/09/2025
3		

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/12/2025 11:21



**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,275,000 - \$2,395,000

**Median House Price**

15/12/2024 - 14/12/2025: \$1,765,000

## Comparable Properties



**2 Crisp St ESSENDON 3040 (REI)**



**Price:** \$2,325,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 609 sqm approx

Agent Comments



**71 Lincoln Rd ESSENDON 3040 (REI)**



**Price:** \$2,392,500

**Method:** Private Sale

**Date:** 19/09/2025

**Property Type:** House

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655